

- LUC's were used as a development tool in the 1970's to subdivide land.
- It would appear, many LUC's registered on properties point to a zoning bylaw that is no longer operative today and purports to govern redevelopment on these properties today.
- It has been 6 years since concerned citizens lobbied the City to clarify enforceable rules to govern redevelopment of LUC properties.
- The Province has now amended the Local Government Act:
 - to give municipalities the ability to terminate LUC's at any time, but
 - if a municipality does fail to replace LUCs with a conventional zoning bylaw beforehand, the Province will automatically terminate all remaining LUC's in June 2022.
- As things now stand, the City of Richmond says that houses built on LUC properties can be three-stories tall, up to 39 feet high (instead of 29.5 feet), with much greater massing compared to those governed by Richmond's general zoning bylaw.
- There are 49 land-use contracts in Richmond governing 4,009 single family lots, 855 townhouses, 785 apartments, and 21 contracts governing other uses such as parks, and public facilities.
- The character of neighborhoods and over 2,000 neighboring properties are directly impacted.
- The City is only now developing a plan to correct or terminate LUC's.

